

153.0

0007

0004.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

796,800 / 796,800

796,800 / 796,800

796,800 / 796,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		FAYETTE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MAZZEI MICHAEL	
Owner 2: MAZZEI NANCY ANN	
Owner 3:	

Street 1: 2 FAYETTE ST
Street 2:

Twn/City: ARLINGTON
StProv: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER
Owner 1: DELMORE ROSE M -
Owner 2: -
Street 1: 2 FAYETTE ST
Twn/City: ARLINGTON
StProv: MA Cntry: Own Occ: Y
Postal: 02476 Type:

NARRATIVE DESCRIPTION
This parcel contains 4,205 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1939, having primarily Vinyl Exterior and 2062 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4205		Sq. Ft.	Site		0	80.	1.30	9									436,920						436,900	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							4205.000		359,400		500		436,900		796,800							

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																		
Type: 05 - Garrison	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Good	A HBth:	Rating:	OthrFix:	Rating:													
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:																											
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: CREAM	View / Desir:	Kits: 1	Rating: Very Good	A Kits:	Rating:	Frl: 2	Rating: Average	WSFlue:	Rating:	RESIDENTIAL GRID																		
GENERAL INFORMATION				OTHER FEATURES				1st Res Grid Desc: Line 1 # Units: 1																						
Grade: C - Average	Year Blt: 1939	Eff Yr Blt:	Alt LUC:	Level	FY LR DR D K FR RR BR FB HB L O	Other		Upper		Lvl 2		Lvl 1		Lower																
Alt LUC:		Alt %:	Jurisdct:	Totals	RMs: 7	BRs: 3	Baths: 1	HB 1																						
Const Mod:	Lump Sum Adj:			CONDOS INFORMATION				REMODELING				RES BREAKDOWN																		
				Location:				Exterior:	No Unit	RMS	BRs	FL																		
				Total Units:				Interior:	1	7	3																			
				Floor:				Additions:																						
				% Own:				Kitchen:																						
				Name:				Baths:																						
INTERIOR INFORMATION				DEPRECIATION				Plumbing:																						
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Phys Cond: GD - Good	18. %	Functional:		Electric:																						
				Economic:		Special:		Heating:																						
				Override:				General:																						
				Total:	18.6 %																									
CALC SUMMARY				COMPARABLE SALES								SUB AREA				SUB AREA DETAIL														
				Basic \$ / SQ: 135.00	Size Adj.: 1.26692128	Const Adj.: 0.98000199	Adj \$ / SQ: 167.614	Other Features: 96224	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val:		Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten				
				Subfloor:						LUC Factor: 1.00	Juris. Factor:		Before Depr:	167.61		FFL	First Floor	952	167.610	159,569	BMT	100	RRM							
				Bsmnt Gar: 1					Adj Total: 441542	Special Features: 0		Val/Su Net:	138.12		SFL	Second Floor	750	167.610	125,711											
				Electric: 3 - Typical					Depreciation: 82127	Final Total: 359400	Val/Su SzAd:	211.16		UAT	Upper Attic	180	67.050	12,068												
				Insulation: 2 - Typical					Deprecated Total: 359415																					
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID 153.0-0007-0004.A				IMAGE				AssessPro Patriot Properties, Inc													
SPEC FEATURES/YARD ITEMS				Code	Description	A Y/S Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value											
19	Patio	D Y	18X10	A	AV	2016		6.00	T	5	101					500		500												
				More: N	Total Yard Items:	500	Total Special Features:		Total:	500																				